

NO TRANSFER
TAX PAID

43-109

CORRECTIVE
WARRANTY DEED
003318

WE, **KENNETH L. MORGAN** and **MARIE A. MORGAN**, of Waterville, County of Kennebec, and State of Maine, for consideration paid, grant to **WILLIAM J. MORGAN** of Waterville, County of Kennebec, and State of Maine, and **DIANE P. POULIN** of Oakland, County of Kennebec, and State of Maine, with *Warranty Covenants*, the land in Waterville, Kennebec County and State of Maine, and more particularly described as follows:

A certain lot or parcel of land situate in said ~~Waterville~~ and being Lot No. Eighty-Four (84) on Plan of Rosemar Park as amended, made for L.N. Violette Co., Inc., April 1951, and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1948, recorded in said Registry in Book 865 Page 131.

Being the same premises conveyed to Kenneth L. Morgan and Marie A. Morgan by deed of Raoul H. Violette dated September 19, 1955 and recorded on September 28, 1955 at the Kennebec County Registry of Deeds in Book 1017, Page 10.

This conveyance is made upon the express conditions and subject to the following restrictions:

- (1) That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Mathews Avenue, or within five (5) feet of either the east or west boundary line;
- (2) That no residence for more than two families will be built thereon;
- (3) That no trade or business will be carried on thereon;
- (4) That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kinds;
- (5) That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Mathews Avenue than thirty-five (35) feet;
- (6) That no dwelling house costing less than six thousand (\$6,000.00) Dollars shall be built thereon.

There is hereby granted to **KENNETH L. MORGAN** and **MARIE A. MORGAN** a life estate for the period of their natural life.

Kenneth L. Morgan and Marie A. Morgan will be responsible for all taxes, maintenance and insurance.

This is a re-recording of the Warranty Deed dated May 4, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5609, Page 064, to add the above language regarding taxes, maintenance and insurance.

WITNESS our hands and seals this 7th of February, 2000.

Gatsy Wenzel
To both

Kenneth L. Morgan
Marie A. Morgan
Kenneth L. Morgan
Marie A. Morgan

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State of Maine
Kennebec, ss

Then personally appeared the above named Kenneth L. Morgan and Marie A. Morgan and acknowledged the foregoing instruments to be their free act and deed.

Before me,

Patsy A. Veneziano

Notary Public

PATSY A. VENEZIANO
ME. NOTARY PUBLIC
MY COMMISSION EXPIRES 11/29/2007



RECEIVED KENNEBEC, ME.

2000 FEB 16 AM 9:08

ATTEST: *James R. Morgan*
REGISTER OF DEEDS